

LOTS 40 & 41 BLK A WOODCREST S/D
OF LOT 40, N 339.82 FT FOR POB,
TO NE COR OF LOT 40, N 58 DEG W

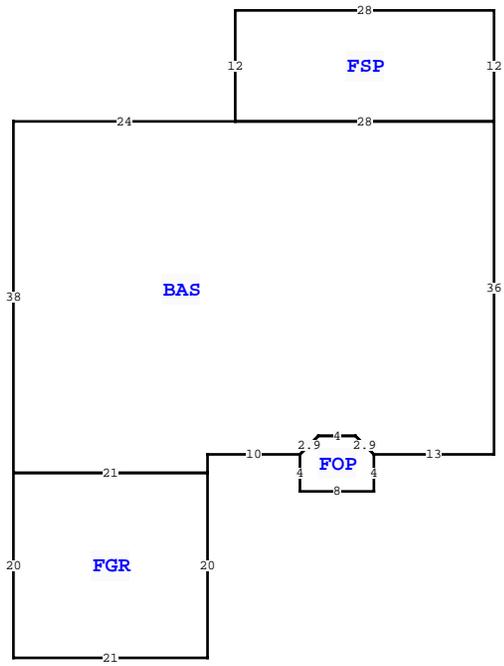
GUILFORD GEORGE
126 SW TARRAGON GLN
LAKE CITY, FL 32024

2026

11-4S-16-02905-140

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,902	100	
FGR	420	55	
FOP	44	30	
FSP	336	40	
TOTALS	2,702		
			2,280
			246,112

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023									Heated Area: 1902	
												HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			246,112	
TOTAL MARKET OB/XF VALUE			2,620	
TOTAL LAND VALUE - MARKET			78,750	
TOTAL MARKET VALUE			327,482	
SOH/AGL Deduction			2,946	
ASSESSED VALUE			324,536	
TOTAL EXEMPTION VALUE	HX HB 13		324,536	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			327,482	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			330,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042764	Roof Replacement	48,204	09/16/2021
15064	SFR	300	02/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/20	8/26/2021	WD Q	Q	I	01	280,000
GRANTOR: GARRETT MICKEY RAY						
GRANTEE: GUILFORD GEORGE						
1121/1129	5/22/2007	WD Q	Q	I		225,500
GRANTOR: PETER W JR & HOLLY GI						
GRANTEE: MICKEY RAY & TAMARA						

EXTRA FEATURES														TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	0	1.50	1.50	100	1999	1999	3	100	2,220	
2	0296	SHED METAL	0	100	8	10	0	5.00	5.00	100	1999	1999	3	100	400	
TOTALS																2,620

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.13	35,000.00	39,375.00	78,750							